

TEXAS AVENUE CORRIDOR STUDY
PROPERTY INVENTORY SURVEY FORM

Property ID: R29127 ✓

18/19

Property Information

property address: 1820 S TEXAS AVE
legal description: HILLCREST, BLOCK S, LOT 9-11 (PTS OF)
owner name/address: BEHRINGER, J D
BIG STATE PAWN&BARGAIN CENTER
0
WACO, TX 76702-3449
full business name: SAME
land use category: Retail type of business: pawn shop
current zoning: C3 occupancy status: OCC
lot area (square feet): 11892 frontage along Texas Avenue (feet): 146
lot depth (feet): 80 sq. footage of building: 3430
property conforms to: ☐ min. lot area standards ☐ min. lot depth standards ☐ min. lot width standards

Improvements

of buildings: 1 building height (feet): 15 # of stories: 1
type of buildings (specify): metal
building/site condition: 4
buildings conform to minimum building setbacks: ☐ yes ☒ no (if no, specify) front
approximate construction date: accessible to the public: ☒ yes ☐ no
possible historic resource: ☐ yes ☒ no sidewalks along Texas Avenue: ☐ yes ☒ no
other improvements: ☐ yes ☒ no (specify) _____
(pipe fences, decks, carports, swimming pools, etc.)

Freestanding Signs

☒ yes ☐ no ☐ dilapidated ☐ abandoned ☒ in-use
of signs: 1 type/material of sign: metal/electric
overall condition (specify): in good
removal of any dilapidated signs suggested? ☐ yes ☒ no (specify) _____

Off-street Parking

improved: ☒ yes ☐ no parking spaces striped: ☒ yes ☐ no # of available off-street spaces: 7
lot type: ☐ asphalt ☒ concrete ☐ other _____
space sizes: 9x20 sufficient off-street parking for existing land use: ☐ yes ☐ no
overall condition: gravel lot next door - lots of pkg.
end islands or bay dividers: ☐ yes ☒ no landscaped islands: ☐ yes ☒ no

Curb Cuts on Texas Avenue

how many: 3 curb types: ☒ standard curbs ☐ curb ramps curb cut closure(s) suggested? ☒ yes ☐ no
if yes, which ones: curb at intersection of H. E. Carson

meet adjacent separation requirements: ☐ yes ☒ no meet opposite separation requirements: ☒ yes ☐ no

Landscaping

☒ yes ☐ no (if none is present) is there room for landscaping on the property? ☒ yes ☐ no
comments: if cc is closed

Outside Storage

☒ yes ☐ no (specify) lawn mowers & bikes
(Type of merchandise/material/equipment stored)

dumpsters present: ☒ yes ☐ no are dumpsters enclosed: ☒ yes ☐ no

Miscellaneous

is the property adjoined by a residential use or a residential zoning district?

☐ yes ☒ no (circle one) residential use residential zoning district

is the property developable when required buffers are observed? ☐ yes ☐ no

if not developable to current standards, what could help make this a developable property?

accessible to alley: ☐ yes ☒ no

Other Comments:

too many signs on the bldg.